



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda City Planning Commission

---

Tuesday, May 16, 2023

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

---

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
- 4-a. [23-0849](#) May 2, 2023 City Planning Commission Meeting Minutes  
**Attachments:** 5-2-2023 DRAFT CPC Minutes.pdf
5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
- 5-a. City Council
- 5-b. Planning Manager
- 5-c. Planning Commission Officers and Committees

**5-d. Written Communications and Petitions**[23-0847](#)

## Various Communications to the Planning Commission

**Attachments:** OFWA Spring 2023 Newsletter.pdf, Crockett re Citizens Advisory Committee.pdf, OFW Assoc, A2 Hist Found w Spring Newsltr.pdf, McCleskey re Setbacks, High Density.pdf, Cai-Zheng re 3680 Packard Rd.pdf, Stoll re Southtown.pdf, Yax re Southtown.pdf, Chang re Southtown.pdf, Weatherbee re Southtown.pdf, Allen re SouthTown 1.pdf, Allen re SouthTown.pdf, Jaskiewicz re SouthTown.pdf, Phipps re SouthTown.pdf, Rogers re SouthTown.pdf, Southtown Support Letter from Douglas Allen of NOMA RES.pdf, Green re SouthTown 1.pdf, Green, Hess re Southtown .pdf, Eyer, Green, re SouthTown, Intersection Stimson.pdf

**6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)****7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****7-a. [23-0848](#) Public Hearings Scheduled for Tuesday, June 6, 2023 Planning Commission Meeting**

**Attachments:** 6-6-2023 CPC Notice of Public Hearing-Tue.pdf

**8. UNFINISHED BUSINESS****9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****9-a. [23-0843](#) South Town Rezoning, Site Plan, and Street Vacation (1601 S State St) - A project with three petitions to redevelop the block bounded by South State Street, White Street, Henry Street, and Stimpson Street: 1) A petition to rezone a block of 10 parcels from R4C (Multi-Family Dwelling) to C1A/R With Conditions (Campus Business Residential) with an offer to reduce the maximum height limit to 100 feet, set a maximum vehicle parking limit of 0.25 per dwelling unit, and set a minimum active open space requirement of 50 square feet per dwelling unit; 2) A site plan for City Council approval to construct a 220,000-square foot mixed-use building with ground floor retail, office and child care space, and approximately 215 apartments; and 3) A petition to vacate the public alley in the block. Site includes addresses 1601 S State St, 1605 S State St, 1607 S State St, 1609 S State St, 1611 S State St, 1606 White St, 1608 White St, 1610 White St, 1612 White St, and 714 Henry St. Site is 72,148 square feet. (1.7 acres). Zoned R4C. Staff Recommendation: Postponement**

**Attachments:** 2023-5-16 Corrected Staff Report (South Town).pdf, The State-Henry-White-Stimson Block Zoning Map.pdf, The State-Henry-White-Stimson Block Aerial Map.pdf, The State-Henry-White-Stimson Block Aerial Map Zoom.pdf, REZ22-0002 Conditional Zoning Statement Draft 3-17-23.pdf, 2023-5-10 Draft Dev Agmt (South Town).pdf, Site Plan v3 (South Town).pdf

- 9-b. [23-0844](#) The City of Ann Arbor petitioned the State of Michigan to approve the annexation of a number of township island parcels in Ann Arbor Township. The Director of the State of Michigan's Licensing and Regulatory Affairs (LARA) department recently approved the annexation of the following 11 parcels: 2775 Newport Rd, 2737 Newport Rd, 2466 Newport Rd, 2318 Newport Rd, 2354 Newport Rd, 2108 Newport Rd, 1375 Bird Rd, 1429 Bird Rd, 2114 Victoria Circle, 2118 Victoria Circle, 2126 Victoria Circle. The City of Ann Arbor is now initiated the rezoning of these parcels to R1A (single-family detached). After the Planning Commission public hearing, this rezoning petition will be sent to City Council for final approval. Staff Recommendation: Approval

**Attachments:** Staff Report Round 2 Zoning.pdf, Annexation Parcels from 19-AR-1 Zoning Map.pdf, Annexation Parcels from 19-AR-1 Aerial Map.pdf

**10. OTHER BUSINESS**

**11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**

**12. COMMISSION PROPOSED BUSINESS**

**13. ADJOURNMENT**

Shannan Gibb-Randall, Chairperson

/mia gale  
/courtney manor

eComments for the Commission may be left via our Legistar calendar page (column to the very right) <http://a2gov.legistar.com/Calendar.aspx>

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website ([www.a2gov.org](http://www.a2gov.org)))

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.

The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

- City Hall is mask-friendly to all guests at all times.
- Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).
- Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.